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the roof is considered sound and the Lessor is not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this Lease if the Lessor so desires and gives notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the Lease, then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building shall be consented to by the Lessor before being erected.

The said building shall be used as a drug store or a retail store, but under no condition is the said building to be used for the sale of alcoholic beverages of any nature, and it is not to be used in any manner that will constitute a violation of either state or county law, or used in any manner so as to constitute a public or private nuisance.

It is further agreed between the parties hereto that the said premises shall not be sublet without the written permission of the Lessor, and that no major repairs, improvements, or alterations of the premises shall be made without the written consent of the Lessor.

The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term of said Lease, except such as are produced by natural decay and depreciation.

It is further agreed that in the event the said premises are destroyed by fire, that the said Lease shall terminate at the option of the Lessor, and that if the Lessor desires to terminate the said Lease, then any further payments due by reason of the terms of this Lease shall be cancelled.

It is further agreed that in the event the Lessee fails to